



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

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**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206265
Council File Number: 305586
Applicant Name: Buffalo Design for Seattle Public Library
Address of Proposal: 8016 Greenwood Ave N

SUMMARY OF PROPOSED ACTION

Council Concept Approval to establish use for the future construction of a 13,550 square foot Public Library (Greenwood Branch Library) and modification of development standards for a City Facility. Parking for 36 vehicles will be provided. Project includes demolition of existing library and one residential structure under separate permit.*

The following approvals are required:

Council Land Use Action – to waive or modify development standards and
Administrative Conditional Use Criteria for a City facility - (SMC Chapter
23.76.064)

SEPA - Environmental Determination - (SMC Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☒ DNS** ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction.

* Project was originally noticed as a Council Concept Approval to establish use for the future construction of a 15,095 square foot Public Library (Greenwood Branch Library) and modification of development standards for a City Facility. Parking for 36 vehicles will be provided. Project includes demolition of existing library and one residential structure under separate permit.

** Notice of early DNS published on January 16, 2003.

BACKGROUND DATA

Site and Vicinity Description

The subject site is located along Greenwood Avenue N at the southeast corner of the intersection with N. 81st Street. The site is bordered by multifamily and single family development to the south, a single family structure to the east, Greenwood Avenue N to the west and N. 81st Street to the north. Greenwood Ave NE is considered a principal arterial street.

The subject site consists of the existing library parcel which is zoned Neighborhood Commercial 2 and one parcel to the east which is zoned Single Family 5000. The Neighborhood Commercial 2 zone boundary aligns with the east property line of the existing library site. The surrounding zoning to the west, across Greenwood Avenue is Neighborhood Commercial 2 and to the east it is Single Family 5000. Surrounding zoning to the north across N. 81st Street and south of the subject site is split between Neighborhood Commercial 2 and Single Family 5000. The properties fronting on Greenwood Avenue N are developed with a mixture of commercial and multifamily structures and uses. The properties located along N 81st and N 80th Streets are primarily developed with single family homes.

The existing library site has a lot area of 13,328 square feet and is developed with a 7,800 square foot branch library and provides surface parking for 13 vehicles accessed from N. 81st Street. The parcel to the east, which is included as part of the proposed library structure, is currently developed with a single family home and one detached garage. This site slopes down to the east. The lot area for this parcel is 4,072 square feet.

Project Description

The proposal is to replace the existing 7,800 square foot Greenwood Branch Library with a larger 13,550 square foot library. Below grade garage parking for 36 vehicles will be provided with access from North 81st Street.

Public Comment

No comment letters were received during the comment period which ended on February 12, 2003.

The Seattle Design Commission reviewed and commented on the design development on four occasions (7 November, 2002 (Final Design); 2 May 2002 (Schematic Design); 7 February 2002 (Schematic Design); 21 September 2000 (Pre-design). The design evolved to provide a more sensitive scale between the library and residences. The final design presentation proposes landscaping backed by stone at ground level and a simplified upper level. In addition, some of the windows were eliminated on the east facade and the glazing was focused to one area that is recessed so library patrons will not be looking into homes, but onto the landscape and winter garden. The Commission recommended approval of the design with a vote of 7 to 3 and offered the several comments and recommendations. The Design Commission suggested that the proponents simplify the landscape plan, entry plaza and exterior wall materials. The Commission commended the development of the design and the achievement of civic qualities and

appreciated the proponents' response to the Commission's earlier concerns and the improved fit of the building to its context, especially Greenwood Ave.

ANALYSIS — COUNCIL LAND USE ACTION

Section 23.76.064 of the SMC includes provisions for the City Council to grant concept approval and to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City Facilities. SMC 23.76.064, classifies this decision as a legislative action (Type V) and does not prescribe a specific set of approval criteria.

The "Libraries for All" Capital Plan approved by voters in 1998 recommends the following for the Greenwood Branch:

Renovate and expand the existing building to provide:

- Total program space of 15,000 square feet
- Additional seating and collection space
- Large children's, young adult and homework program areas
- Upgraded computer work stations and instructional spaces
- Expanded book collection
- Multi-purpose meeting room
- Adult reference and reading areas
- Modern electrical, mechanical, and ventilation systems
- Additional and fully accessible parking
- Possible co-location with a community service agency
- Expanded service at 60 hours per week

SPL has been challenged by the need to identify suitable building sites for the branch libraries that are able to accommodate the development goals. Appropriate infill sites are often located in the center of a neighborhood's urban village and difficult to find and purchase. Current library sites are often preferred since SPL already owns the site and patrons are accustomed to the location. The current site, however, cannot easily accommodate the building program because of their lot size and the program goals. Therefore, SPL has purchased the abutting lot to the east of the site.

SPL has studied the concept of two-story libraries which would reduce the lot coverage and need for other modifications, but has determined that one-story branches are preferred due to operational budget constraints.

In an effort to meet development standards, SPL could acquire more property. However, additional property acquisition would increase the cost of the project and was not possible according to SPL. In addition, it should be noted that demolition of housing and boundary expansions into the single family zones is not encouraged by the Land Use Code or the Comprehensive Plan. This is emphasized in the Administrative Conditional Use criteria for single family zones which limits the dispersion of institutions and generally discourages demolition of residential structures.

The portion of the proposed library structure in the Single Family 5000 zone does not meet several of the development standards for the zone. Libraries are a type of institution as defined in the Land Use Code. In this case, as a city facility, the proposed library is reviewed through a Council Land Use Action which allows the waiver or modification of development standards. Per SMC 23.44.022, Table A outlines the applicable development standards for institutions in single family zones which are allowed as a conditional use. The following table includes each of the issues addressed as part of an administrative conditional use review:

Table A:

	Development Standard	Required	Provided	Existing	Modification
D.	Maximum Size	2.5 acre maximum	.4 acres	.3 acres	NA
E.	Dispersion	Not within 600 feet of another institution	Within 600 feet of religious facility	Within 600 feet of religious facility	Requires waiver by City Council. See analysis below.
F.	Demolition of Residential Structures	No demolition of residential structures unless necessary to provide parking or mitigate impacts listed under E, G or M below.	Demolition of one residential structure to accommodate partially below grade parking garage.	Currently site includes surface parking and one residential structure, along with existing library structure.	Director's Determination: Locating parking below grade is the preferred design alternative because the noise, odor and glare associated with vehicle traffic is significantly decreased.
G.	Re-Use of Existing Structures	Existing Structures may be converted to institutional uses	NA	NA	NA
H.	Noise and Odor	Reduce noise and odor impacts	Enclosed parking and service areas	Outdoor surface parking and service areas.	Concern with the louver vent shown on east façade, see condition listed below.
I.	Landscaping	Required landscaping to be compatible with surrounding flora.	Heavily landscaped perimeter areas, as well as entry courtyard.	Limited landscaping to shrubbery in surface parking lot.	Proposal includes significant landscaping improvements to existing site.
J.	Light and Glare	Exterior lighting to be shielded from residential zones	Downward facing exterior light fixtures.	Cobra head light standard located in surface parking area.	Proposal provides sensitivity to residential zones with exterior fixtures as well as confining headlight glare within the garage. Concern with large windows facing east, see condition listed below.
K.	Bulk & Siting				

	Development Standard	Required	Provided	Existing	Modification
1)	Lot Area	For sites greater than one acre.	NA	NA	NA
2)	Yards	See Table B			
3)	Institutions located in more than one zone	SF zone standards shall apply.	SF zone standards applied.	NA	See Table B
4)	Height	See Table B			
5)	Façade Scale	See Table B			
L.	Parking & Loading Requirements	SMC 23.54 standards shall apply.	SMC 23.54 standards applied.	NA	No modification requested. See analysis below.
M.	Transportation Plan	Consider parking, traffic, overflow parking, safety and transit availability.	See Analysis Below.		
N.	Standards for Institutes of Advance Study	NA			

Dispersion

The existing library site is within 600 feet of a religious institution. This religious institution is located approximately 550 feet to the south of the subject site and the lineal measurement from the existing Greenwood library site will remain unaffected. Based on this rationale, the Director recommends that the dispersion criteria be waived.

Noise and Odor

Per SMC 23.44.022.H which states that the Director may condition a project to reduce the impacts associated with noise and odor impacts, the following condition is recommended:

1. In order to protect the abutting residential zone, the applicant shall verify that the louver shaft shown on the east elevation is for in-take purposes only.

Light and Glare

Per SMC 23.44.022.J, the Director may condition a project to reduce the light and glare impacts associated with a project. Given the proximity to the residential zone and the topography of the subject site with relation to the residential zone, the following condition is recommended:

2. The applicant shall develop a plan to limit the spillover light from the curtain wall windows along the east façade, particularly during evening hours.

Parking and Loading Berth Requirements

There are 14 existing parking spaces adjacent to the library, which are reserved for library use. Applying the applicable parking calculations to the proposed use results in a parking requirement of 36 parking stalls. The proposed project includes 36 parking spaces. All of the parking spaces are located below grade in an underground garage. Therefore, all of the Code parking requirements have been satisfied. Additionally, bicycle parking for seven bikes will be provided on-site and within the below grade garage.

The site is served moderately well by transit in that there are two bus routes operating along Greenwood Avenue North. Bus stops are located near the intersection of Greenwood Avenue North and North 80th Street for routes 5 and 82. Both routes travel to and from downtown during the morning and evening commute times. Two other bus routes travel along Greenwood Avenue North and stop approximately five blocks from the subject site. Routes 355 and 48 travel to and from downtown all day.

Given that the parking provisions are two and a half times that of the existing supply even though the library is less than doubling its size and the given accessibility to transit, the estimated parking demand generated by the proposed project is not considered adverse and the parking impacts require no further mitigation.

Transportation Plan

Trip generation for the proposed project was determined using rates published in the Trip Generation Manual (Institute of Transportation Engineers, 6th Edition, 1997) for libraries (land use code 590). Projected Patron Trip data was also gathered from SPL staff for this branch library. Current branch usage numbers are based on information obtained through the use of a laser counter located at the entry doors. Projected numbers are based on several factors, including projected growth rates for City of Seattle branch libraries. Using the data from both sources, it was determined that the proposed project would generate a net increase of approximately 33 vehicle trips per day.

According to the 2001 City of Seattle Traffic Flow Map, the flow at the 80th and Greenwood (signalized) intersection is approximately 14,000 over a 24 hr. period. The total estimated trips per day for the new branch is 365, which is an increase of 33 trips per day (approximately a .0023% increase) more than the existing branch. Given the small size of this increase, it is unlikely that the impacts to the level of service of the unsignalized intersection of Greenwood Ave and N 81st Street will be noticeable. This anticipated increase is negligible and is not expected to adversely impact traffic operations; therefore no traffic mitigation is necessary.

Modification from Standards

In this proposal, the project exceeds the height, yard, lot coverage and façade length standards. Therefore, the relief necessary to permit this city facility can only be granted through a Council

Land Use Action. The following table describes the Code waivers and modifications necessary to approve this project:

Table B:

	Standard	Required	Provided	Existing	Modification
1.	Height Limit	30 ft in SF 5000 zone	36 feet	NA	6 feet to accommodate architectural feature which extends over the driveway.
2.	Front Yard	20 ft. in SF5000 zone	0 ft.	20 ft.	To reduce front yard to zero to provide a continuous façade along the street.
3.	Rear Yard	20 ft. in SF5000 zone (20% lot depth)	10 ft.	20 ft	To reduce rear yard to 10' to maximize desired library program and underground parking.
4.	Lot Coverage	1750 sf in SF 5000 zone	2570 sf (63%)	NA	Increase coverage by 820 sf to maximize desired library program and underground parking.
5.	Façade Scale	30 ft. in SF zone or design features	93 ft.	NA	Increase length by 63' to maximize desired library program and underground parking.

Height

SPL has requested a modification from the height standards within the Single Family 5000 zone. The maximum height allowed in this zone, as measured to the roof plate, is 30 feet. The proposed library structure extends to a height of 36 feet for a portion of the building which lies within the single family zone. The garage driveway is framed by a structural piece that extends over the driveway and defines the northeastern corner of the building. The highest portion of the proposed structure reaches 36 feet in height and is approximately three feet wide and is situated at the northeast corner; the bulk of the building which is located within the single family zone reaches a height of 31 feet, six inches. Although the topography of the site tends to increase the height, bulk and scale impacts to the abutting single family zone, a new single family home will commonly reach 35 feet in height measured to the ridge of a pitched roof. The site topography slopes downward to the east and exposes the east façade of the partially below grade garage. This east elevation begins approximately ten to fifteen feet from the east property line and is comprised of stone veneer panels for the lower half and metal panels above. Above the garage façade is a window curtain wall system which is shown on the midsection of the building above the garage level. An outdoor rooftop area is located about a third of the way from the southeast corner. This façade of the outdoor area is angled and sets back between seven to 14 feet from the garage base below.

A six foot high fence will be built along the eastern and southern property lines, thereby obstructing the visual impacts of the library structure when viewed from locations near to the fence.

Based on this information and rationale cited earlier, DCLU recommends that the height modification be granted.

Setbacks

SPL is requesting modifications from the front and rear yard requirements in SF5000 zones. The required front yard is 20 feet and the proposed structure extends to the front property line in order to accommodate the driveway accessing the underground garage. The required rear yard is 20 feet and the proposed structure extends into the rear yard by ten feet, leaving a ten foot wide rear yard.

The modifications will primarily impact the abutting single family residential properties to the east and south of the library site. The design of the addition includes many features that mitigate the yard encroachments.

The reduction of the front yard allows the façade wall to continue without breaking the vertical plane creating a strong architectural statement desired for a civic building. Extending this elevation also allows the building to carry over and define both sides of the access driveway. Locating the parking below grade and situating the access away from the intersection are preferred design objectives to avoid views of parking areas and minimize disruption with existing traffic circulation.

The south elevation facing the rear yard does not include any windows and the façade is covered with stone and brick veneers as well as some composite paneling. The lack of windows will maintain the privacy of the abutting properties to the south, and the finish materials should be more attractive than typical single family construction. Furthermore, the ten foot wide rear yard is fairly densely vegetated with Vine Maple trees, drought tolerant shrubs and ground cover.

The ground level of the east elevation façade is set back from the east property line by ten to fifteen feet. This exceeds the typical single family side yard of five feet. Like the rear yard, this area will be generously landscaped with evergreen trees and shrubs. In addition, a board on board or similar residential type six foot high fence is to be erected along the east and south property lines to mitigate noise and provide additional privacy to the adjacent property.

Based on this information and rationale cited earlier, DCLU recommends that both the front yard and side yard modifications be granted.

Lot Coverage

SPL is requesting a modification to allow for a total lot coverage of 63% in a SF5000 zone. As discussed earlier in this document, SPL feels obligated to meet development goals for the library on the proposed site. In addition, two-story libraries are not preferred functionally or operationally and would not be appropriate in this location in that an additional story would significantly and adversely affect the height, bulk and scale impacts to the abutting residential zone. DCLU recommends, therefore, that the lot coverage modification be granted.

Façade Scale

SPL is requesting a modification to allow façade length to exceed the 30 foot maximum for an institution in a single family zone. The Land Use Code does not prescribe a specific façade length but provides the Director with discretion in determining an appropriate length that minimizes the appearance of bulk. Minimizing the appearance of bulk may be achieved through

modulation, increased yards, landscaping or architectural features. In this case, the appearance of bulk is to be mitigated by landscaping, an increased side yard and attractive finish materials. The landscape design for this area depicts a generously landscaped area with evergreen trees and shrubs. A wide buffer of varying widths (between ten and fifteen feet) has been provided for this landscaping along the eastern property line. The lower portion of the east façade is proposed to be of irregularly-shaped stone veneer panels patterned. Furthermore, a six-foot high residential type of fence is to be erected along the east property line.

A deck has been proposed at the second level of the building, on the east façade facing the residential zone. Access to this open space area provides opportunities for potential intrusion into the privacy of the abutting residential zone. Given the length of this façade and general scale of this structure in relation to the abutting zone, additional sensitivity to potential intrusions is critical. Therefore, DCLU recommends that the modification for façade length be granted with the following condition:

3. The deck shall be re-configured to locate the vegetation along the eastern edge of the deck area, limiting access to the area closest to the east façade wall.

RECOMMENDED DECISION - COUNCIL CONCEPT APPROVAL

DCLU recommends approval of the proposed library design with the requested modification and waivers as described in Table B.

RECOMMENDED CONDITIONS - COUNCIL CONCEPT APPROVAL

See conditions at the end of this document.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant signed on December 30, 2002 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to the limitations set forth in subparagraphs D1 through D7 below. Unless otherwise specified in the Policies for Specific Elements of the Environment (SMC Section 25.05.675), denial or mitigation of a project based on adverse environmental impacts shall be permitted only under the following circumstances:...". The SEPA Overview Policy

(SMC 25.05.665D1 through D7) and Specific Elements of the Environment (SMC Section 25.05.675) provide the circumstances in which denial or mitigation of a project can take place.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires debris to be removed from the street right of way, and regulates obstruction of the sidewalk. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts associated with air quality and noise warrant further discussion.

Air Quality

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos or other hazardous substances during demolition. The applicant will perform an environmental site assessment to identify all hazardous materials requiring abatement and is required to obtain permits from PSCAA to ensure proper handling and disposal these materials. The permit standards and regulations administered by PSCAA will sufficiently mitigate any adverse impacts to air quality; therefore no further mitigation is recommended pursuant to SEPA 25.05.675A.

Construction: Traffic

The SEPA Overview Policy (SMC 25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675B) allow the reviewing agency to mitigate impacts associated with construction activities.

Construction activities are expected to affect the surrounding area. Impacts to traffic and roads are expected from truck trips during excavation and construction activities. The SEPA Overview Policy (SMC 25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675B) allows the reviewing agency to mitigate impacts associated with transportation during construction. The construction activities will require the removal of material from site and can be expected to generate truck trips to and from the site. In addition, delivery of concrete and other materials to the site will generate truck trips. As a result of these truck trips, an adverse impact to existing

traffic will be introduced to the surrounding street system, which is unmitigated by existing codes and regulations.

It is expected that most of the demolished materials will be removed from the site prior to construction. During demolition a single-loaded truck will hold approximately 10 cubic yards of material. This would require approximately 1,700 single-loaded truckloads to remove the estimated 17,000 cubic yards of material.

Existing City code (SMC 11.62) requires truck activities to use arterial streets to the greatest extent possible. This immediate area is subject to traffic congestion during the p.m. peak hour, and large construction trucks would further exacerbate the flow of traffic. Pursuant to SMC 25.05.675(B) (Construction Impacts Policy) and SMC 25.05.675(R) (Traffic and Transportation), additional mitigation is warranted.

1. The applicant shall submit to DCLU, for review and approval, a construction staging plan and parking plan. This plan shall include measures to protect the abutting residential uses during construction activities including, but not limited to, designated truck routes, construction worker parking, safety measures for pedestrians and directional signage facilitating traffic and pedestrian circulation.

For the removal and disposal of the spoil materials, the Code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of “freeboard” (area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimizes the amount of spilled material and dust from the truck bed en route to or from a site.

The Street Use Ordinance requires sweeping or watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. This ordinance provides adequate mitigation for transportation impacts; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The surrounding properties to the east, south and north are developed with single family homes and will be impacted by construction noise. Pursuant to SEPA authority, it is recommended that the applicant be required to limit periods of construction to between the hours of 7:30 a.m. and 6:00 p.m. during non-holiday weekdays. This condition may be modified by DCLU to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DCLU.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including; increased pedestrian and vehicular traffic; increased parking demand; increased airborne emissions from additional traffic; increased ambient noise due to increased human

activity; increased bulk and scale on the site, increased demand for public services and utilities, increased energy consumption, and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. The City Energy Code will require insulation for outside walls and energy efficient windows. The Seattle Building Code provides for life safety issues in general. The Land Use Code controls building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts. The traffic and parking impacts are discussed at the beginning of this document, under the conditional use section. The height, bulk and scale and impacts require further discussion.

Height, Bulk and Scale

The SEPA Height, Bulk and Scale Policy (Section 25.06.675.G., SMC) states that “*the height, bulk and scale of development projects should be reasonably compatible with the general character of development anticipated by...section C of land use element of the Seattle comprehensive plan regarding the System of Land Use Regulation...for the area in which they are located, and to provide for a reasonable transition between areas of less intensive zoning and more intensive zoning.*” In this case, the addition to the library is proposed in a single family zone so there is not a less intensive zone abutting a more intensive zone.

There is development proposed which is not anticipated by the code since the project is seeking modifications to the height, lot coverage and yard standards prescribed in the Single Family 5000 zone. Impacts from height, bulk and scale will primarily affect property to the east and south of the subject site. Property lines on the north and west abut street right of ways so perception of height, bulk and scale is expected to be alleviated by this separation and mitigation is not warranted.

The site and building will be attractively landscaped, constructed with attractive durable finish materials and include a sufficient setback area to mitigate adverse impacts associated with height, bulk and scale. These design features are discussed in further detail in the Council Land Use Action analysis. No mitigation of height, bulk and scale impacts is recommended pursuant to this SEPA policy (SMC 25.06.675.G).

Other Impacts

The other impacts such as but not limited to, increased ambient noise, increased pedestrian traffic and increased demand on public services and utilities are mitigated by codes and are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this

declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C)

RECOMMENDED CONDITIONS - COUNCIL CONCEPT APPROVAL

Prior to Issuance of the Council Concept Approval

1. In order to protect the abutting residential zone, the applicant shall verify that the louver shaft shown on the east elevation is for in-take purposes only.
2. The applicant shall develop a plan to limit the spillover light from the curtain wall windows along the east façade, particularly during evening hours.
3. The deck shall be re-configured to locate the vegetation along the eastern edge of the deck area, limiting access to the area closest to the east façade wall.

For the Life of the Project

4. All of the vegetation shown on the landscaping plan, including the deck, shall be maintained as depicted in the plans.

RECOMMENDED CONDITIONS - SEPA

Prior to Issuance of Demolition Permit

5. A copy of applicable PSCAA permits shall be submitted to DCLU.
6. The applicant shall submit to DCLU, for review and approval, a construction staging plan and parking plan. This plan shall include measures to protect the abutting residential uses during construction activities including, but not limited to, designated truck routes, construction worker parking, safety measures for pedestrians and directional signage facilitating traffic and pedestrian circulation.

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

7. The hours of construction activity shall be limited to non holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DCLU to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DCLU.

Signature: (signature on file) Date: August 11, 2003

Lisa Rutzick

Land Use Planner

Department of Design, Construction and Land Use

LCR:rgc

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